



# **PLANNING COMMISSION AND BOARD OF ADJUSTMENT MEETING AGENDA WEDNESDAY, FEBRUARY 4, 2015**

**Joshua Oehler, Chairman**  
**Kristofer Sippel, Vice Chairman**

**David Blaser**  
**Carl Bloomfield**  
**David Cavenee**

**Brent Mutti**  
**Jennifer Wittmann**  
**Todd Hall, Alternate**

**Gilbert Municipal Center**  
**Council Chambers**  
**50 E. Civic Center Drive**  
**Gilbert, Arizona**

**Study Session: 5:00-6:00 p.m.**  
**Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	<p>1. <b>GP14-10</b> - Legacy Point at Seville (Seville Tract T) - Request for minor General Plan Amendment to change the land use classification of approximately 19.17 acres of real property generally located south of the southeast corner of Clubhouse Drive and Chandler Heights Road from Residential &gt; 1-2 DU/acre land use classification to Residential &gt; 2-3.5 DU/acre land use classification;</p> <p><b>Z14-28</b> - Legacy Point at Seville (Seville Tract T) - Request to rezone approximately 19.17 acres of real property generally located south of the southeast corner of Clubhouse Drive and Chandler Heights Road, from approximately 19.17 acres of Single Family - 15 (SF-15) zoning district with a Planned Area Development overlay to Single Family - 7 (SF-7) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805</p>	
	<p>2. <b>Z14-27</b> - Enclave-Via Bella - Request to amend Ordinance No. 2493 by reducing the side yard setbacks on 13 acres of real property within the Single Family-10 (SF-10) with a Planned Area Development (PAD) zoning district, generally located at the northeast corner of Higley Road and Houston Avenue. Bob Caravona (480) 503-6812</p>	
	<p>3. <b>GP14-02</b> - Gilbert 2014 Annual General Plan Update - Request for a Minor General Plan Amendment to amend the Town of Gilbert General Plan: Chapter 10, Character Areas - Santan Character Area Update. Amy Temes (480) 503-6729</p>	
	<p>4. Discussion of Regular Meeting Agenda</p>	
	ADJOURN STUDY SESSION	

TIME	AGENDA ITEM	COMMISSION ACTION
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	5. APPROVAL OF AGENDA	
	6. COMMUNICATIONS FROM CITIZENS	
	At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	RECESS PLANNING COMMISSION	
	CONVENE BOARD OF ADJUSTMENT	
	7. Minutes - Consider approval of the minutes of the Board of Adjustment Meeting of January 7, 2015	Discussion; possible action by MOTION
	ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION	
	PUBLIC HEARING (CONSENT)	
	Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
	8. None	Hearing; discussion; possible action by MOTION
	PUBLIC HEARING (NON-CONSENT)	
	Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p><b>9. UP14-11 - Elegant Barn:</b> Request to modify an existing Conditional Use Permit for approximately 1.1 acres of real property located on the east side of Greenfield Road between Guadalupe and Baseline Roads, to amend the conditions of approval including business operations, hours of operation, and the circulation plan for the banquet facility located in the Single Family Residential - 43 (SF-43) zoning district. Nichole McCarty (480) 503-6747</p>	<p><b>Hearing; discussion; possible action by MOTION</b></p>
	<p><b>10. GP14-11 - Cooley Station Parcel 17A - Request for Minor General Plan Amendment</b> to change the land use classification of approximately 2.03 acres of real property generally located southeast of the southeast corner of Recker and Williams Field Roads from Neighborhood Commercial (NC) land use classification to Residential &gt;8-14 DU/Acre land use classification. Amy Temes (480) 503-6729</p>	<p><b>Hearing; discussion; possible action by MOTION</b></p>
	<p><b>11. Z14-29 - Cooley Station Parcel 17A - Request to amend Ordinance Nos.1900 and 2179</b> pertaining to the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD-ROS), Ordinance Nos. 2195 and 2404 pertaining to the Cooley Station Residential 2 Planned Area Development (PAD-2), and Ordinance Nos. 2412, 2425, 2443, 2473, 2485, 2496 and Z14-25 pertaining to both PAD-ROS and PAD-2 and to rezone approximately 2.03 acres of real property generally located southeast of the southeast corner of Recker and Williams Field Roads from approximately 2.03 acres of Neighborhood Commercial (NC) zoning district with a Planned Area Development overlay to Single Family Attached (SF-A) with a Planned Area Development overlay, all subject to the conditions of development set forth in the prior ordinances. Amy Temes (480) 503-6729</p>	<p><b>Hearing; discussion; possible action by MOTION</b></p>
	<p><b>12. Z14-15-D - Request to amend the Town of Gilbert Land Development Code:</b> Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.5 Supplemental Use Regulations, Section 4.5013 Temporary Structures, related to storage containers in employment and public facility/institutional zones; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.6 Employment Districts, Section 2.605 Additional Development Regulations, related to regulation of metal buildings in employment zones; Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.5 Supplemental Use Regulations, Section 4.5016 Miscellaneous Provisions, related to facility manager dwellings in certain non-residential zones and gatehouses; Chapter I Zoning Regulations, Division 5 Administration, Article 5.6 Design Review, Section 5.602 Procedures and Responsibilities, related to administrative design review for building expansion; Glossary of General Terms, related to the definitions of facility manager dwelling unit and gatehouses. Jordan Feld (480) 503-6748</p>	<p><b>Hearing; discussion; possible action by MOTION</b></p>

TIME	AGENDA ITEM	COMMISSION ACTION
	<b>ADMINISTRATIVE ITEM</b>	
	<b>13. Minutes</b> - Consider approval of the minutes of the Study Session & Regular Meeting of January 7, 2015	<b>Discussion; possible action by MOTION</b>
	<b>COMMUNICATIONS</b>	
	<b>14.</b> Report from Chairman and Members of the Commission on current events.	
	<b>15.</b> Report from Council Liaison	
	<b>16.</b> Report from Planning Services Manager on current events.	
	<b>ADJOURN</b>	<b>MOTION to Adjourn</b>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, March 4, 2015, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.